

RED HOOK TOWN BOARD MEETING
November 30, 2021

A meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened by Zoom Videoconference due to COVID-19 pandemic stay in place rules at the Town Hall, 7340 South Broadway, Red Hook at 7:30 p.m.

Present: Supervisor Robert McKeon
Councilmember William O'Neill
Councilmember Christine Kane
Councilmember William Hamel
Councilmember Jacob Testa
Town Clerk Deanna Cochran

Also Present: Attorney Chris Chale
Michele Greig – Planning Consultant
Denis Collett - Moderator

Supervisor McKeon opened with the Pledge of Allegiance and reviewed the agenda.

ANNOUNCEMENTS:

Due to the calendar placing both Christmas and New Year’s holidays on Saturday, the Recycling Center will open on Sunday, December 26th and Sunday, January 2nd.

Condolences go out to the friends and family of Sam Harkins, an employee of the Town of Red Hook, co-owner with his wife Arleen, of the Historic Red Hook Diner and a respected and beloved member of the Red Hook Community, who passed away November 25, 2021

Supervisor McKeon presented a proclamation for Councilmember William O’Neill as this meeting is his final Town Board meeting. He will be moving from the Town of Red Hook and therefore has resigned. Councilmember O’Neill has been on the Town Board for 12 years, the Deputy Supervisor for 10 years and has been the chairperson, member, and volunteer in many different committees for almost 20 years.

Public Hearing – Local Law G (Proposed) of 2021: Short-Term Rentals

Supervisor McKeon made a motion seconded by Councilmember Hamel to open the Public Hearing.

Adopted	Ayes	5	McKeon, O’Neill, Kane, Hamel, Testa
	Nays	0	

Supervisor McKeon gave a presentation on Local Law G (Proposed) of 2021: Short- Term Rentals.

Each speaker was given three minutes to speak, which was timed by the moderator. Public comment was heard as follows:

Resident **Mat Zucker** believes this proposal is being rushed and more time is needed to engage the public. He is in favor of STR’s in Red Hook.

Resident **Sarah Carlson** owner of the Crow’s Nest, and STR host, spoke favorably about her experiences as an STR host and as a beneficiary of the tourism STR’s bring to Red Hook.

Resident **Todd Baright**, small business owner, questioned why regulations on STR’s were necessary as they increase much needed tourism to Red Hook.

Attorney for Klose & Associates, **Peter Klose**, retained by a consortium of local landowners who operate Short-Term Rentals within the Town of Red Hook, stated more expert opinion and public involvement is needed before passing this legislation.

Resident **Laura Haight** who is against unhosted STR’s, wants more time before passing this legislation and believes Red Hook should focus more on bringing back traditional lodging.

Resident **Emily Sachar**, owner and editor of the Daily Catch, and STR host, spoke in opposition to Local Law G, stating more time and public input was needed.

Resident **Adrienne Truscott**, director of public outreach for Red Hook Hosts Alliance, and STR host, spoke on how this law protects long term rentals, some of which are questionable, while highly regulating STR’s, which stay accountable through third-party rating systems.

Supervisor McKeon clarified Adrienne Truscott's STR was located in the R3 district and would be allowed to rent for up to 120 days.

Resident **Samuel Rose** spoke in favor of regulating STR's to both prohibit their growth, especially those managed by management companies, and to preserve our neighborhoods.

Resident **Paul Chevalier** spoke in favor of regulating STR's to preserve the safety of the Town's families and neighborhoods.

Resident **George Karpel**, STR host, spoke favorably about the guests he hosts in his STR and encourages the Town Board members to do more research.

Resident **Nancy Lee**, owner of Petals & Moss, and STR host, spoke favorably about the guests she hosts as they primarily are family members of Bard College students or friends and family of her neighbors.

Resident **Lisa Murray**, STR host, spoke up against the legislation stating no one has ever reached out to her, or any STR hosts for their input.

Resident **Elise Hagen** spoke favorably about her experiences renting STR's, expressed concern about how restrictive the regulations are and suggested reworking the law's language.

Resident **Jeanann Schneider** supports the Town's efforts to avoiding potential problems but believes the law is too restrictive for primary homeowners and the punishments for violations are too harsh.

Supervisor McKeon clarified the penalties and fines provisions of this law is not specific to this law but relates to all zoning laws.

President of Dutchess County Realtors, **Dan Staley** supports regulations on STR's but does not support limitations on the number of rentable days. He also suggested the duration of permits should be lengthened to two or three years as the application process is burdensome.

Resident **John Hardeman**, STR host, spoke in favor of STR's as there are positive benefits to the Town. He would like the Town Board to take more time for this legislation.

Supervisor McKeon clarified John Hardeman's STR is classified as a farm stay and would not be subjected to the 120 rental day limitation. He added the Town Board is requesting residents to submit their specific recommendations about this topic.

Resident **Shelton Lindsay**, former STR host, spoke in favor of STR's and believes regulations are necessary.

Resident **Jackie Goss** supports this legislation and the regulations on STR's as they deter unhosted STR's which gives more opportunity for people to become permanent residents.

Supervisor McKeon added this legislation concerned supply and demand while addressing the concerns for affordable housing.

Resident **Bob Skypala** spoke about his experience transitioning from a traditional landlord to an STR host. He spoke favorably about STR's and the opportunities to support many local tradespeople, especially during the pandemic.

Resident **Carl Delfino** questioned the comparing towns used when drafting this law as the Town of Milan and the Village of Rhinebeck do not match the business district or lodging availabilities in Red Hook. He added there has not been many, if any, complaints of STR's.

Supervisor McKeon added people can be reluctant to call the police about the neighbors and that could be why there have not been many documented complaints concerning STR's.

Resident **Vicky Perry**, STR host, uses STR's to supplement her income. She opposes the rental day limitation because with it, she would not be able to continue to afford to live in Red Hook. She questioned why these limitations were not applicable to farm stays.

Resident **Elizabeth Avis**, an STR host, spoke about how allowing access to STR's is a social justice issue and the regulations in this legislation are overreaching.

Village of Red Hook resident **Rebecca Rothstein** and owner of Little Pickles, supports STR's because the pandemic has done more damage to retail shops and restaurants than the public realizes and STR's provide a safe way for tourists to support our local economy. She encourages less restriction to this legislation.

Resident **Al Lively**, an STR host, described his negative experiences with long term rentals and spoke favorably of his STR experiences. He added there are many different businesses run from his neighbors' homes all to supplement their incomes.

Resident **Savannah Williams**, alumni and employee of Bard College, clarified Bard College officially has no stance on the matter of Short-Term Rentals.

Resident **Jared Vengrin**, owner of the Hearthstone Hotel, opposed the rental day limitation of 120 days, supports regulations of STR's to maintain safety standards, and suggested more time is needed to write better language in the law.

Resident **Barbara Murray**, an STR host, spoke favorably of her experiences with STR's. Her STR utilizes local goods and products as well as local services and her guests also contribute to the local economy.

Supervisor McKeon added this legislation will cover all of the Town of Red Hook, but the Villages will need to generate their own regulations. This combination will encompass permitted STR's in the thousands.

Many written Public Comments were submitted to the Town Board and to the Town Clerk. Supervisor McKeon read excerpts from the letters sent in from:

Lew Rose

Brain Foran

Doreen De Carolis

Local Farmers: Ken Migliorelli (Migliorelli Farms), Scott Blasdell (Mead Orchards), Chuck Mead (Mead Orchards), Frank Migliorelli (Four Corners Farms), John Hardeman (Hardeman Orchards), Erin Milus (Hardeman Orchards), Frank Vosburgh, Sr. (Kesicke Farm)

Stephen & Maureen Lowry

Leah Reingewirtz

Christine Gummere

Melinda Fishman & Andy Jones

Anna Cinquemani & Stevan Jennis

Kate Karakassis

Blake Zeff

Celab Hammons

Laura Haight & Andrew Labruzzo

John DiGregorio

Carl Hoyt

Virgina Reath

Bob Zises

Jason & Jennifer Francis

Linda Keeling

Linda Bahnatka

Elizabeth Pagano & Pat Holden

Resolution Amending Local Law G (Proposed) and Establishing a Date for a Continued Public Hearing Regarding the Adoption of Local Law G-1 (Proposed) of 2021.

Attorney Chris Chale explained the amendments that were made.

Michele Greig reviewed the SEQR negative declaration and the Full Environmental Assessment Form.

Councilmember O'Neill had questions about the prohibition of STR's in the 1- and 1.5-acre zoning district. Supervisor McKeon explained the modification was made at an earlier meeting to allow for a one-time exception for this zoning district.

Councilmember Hamel clarified the issue of special permits. If a homeowner wants to convert an accessory structure to an accessory dwelling, it will still require a special permit.

Supervisor McKeon explained the law allows six months after adopting this legislation to come to compliance and the initial permits will be for an 18-month period, to go through 2023. Subsequent permits will be for one year and renewing a permit is expected to be a less onerous process.

Supervisor McKeon added there would be approximately 2,500 parcels eligible for permits, which includes the one-time exception permit. There are approximately 1,000 parcels that are only eligible for the one-time exception permit.

**TOWN OF RED HOOK
RESOLUTION NO. 84
DATED NOVEMBER 30, 2021**

**RESOLUTION AMENDING LOCAL LAW G (PROPOSED), AND
ESTABLISHING A DATE FOR A CONTINUED PUBLIC HEARING
REGARDING THE ADOPTION OF LOCAL LAW G-1 (PROPOSED) OF
2021, A LOCAL LAW REGARDING SHORT-TERM RENTALS**

WHEREAS, a proposed form of Local Law No. G (Proposed) of 2021 entitled “**A LOCAL LAW TO ESTABLISH A NEW CHAPTER 112 OF THE CODE OF THE TOWN OF RED HOOK TO BE KNOWN AS ‘SHORT-TERM RENTALS,’ AND TO AMEND CHAPTER 143 OF THE CODE OF THE TOWN OF RED HOOK, ENTITLED ‘ZONING,’ REGARDING SHORT-TERM RENTALS AND HOME OCCUPATIONS**” (“Proposed Local Law”) has been submitted to the Town Board of the Town of Red Hook; and

WHEREAS, the Proposed Local Law would establish new regulations regarding permits for short-term rentals and amend the Town of Red Hook Zoning Law in order to adequately regulate short-term rental uses in the Town of Red Hook, Dutchess County, New York; and

WHEREAS, pursuant to the State Environmental Quality Review Act (“SEQRA”), a Full Environmental Assessment Form (“FEAF”) and Coastal Assessment Form (“CAF”) regarding the Proposed Local Law, dated November 9, 2021, have been prepared and are on file with the Town Clerk; and

WHEREAS, on November 30, 2021, the Town Board held a public hearing regarding the Proposed Local Law regarding the short-term rentals; and

WHEREAS, pursuant to the State Environmental Quality Review Act (“SEQRA”), an Environmental Assessment Form regarding the Proposed Local Law, dated November 9, 2021, has been prepared and is on file with the Town Clerk; and

WHEREAS, based on the Town Board’s own study of the matter and information presented at such hearing there has been proposed and presented to this Board an amended form of such local law, to be referred to as Local Law G-1(Proposed) of 2021 entitled “**A LOCAL LAW TO ESTABLISH A NEW CHAPTER 112 OF THE CODE OF THE TOWN OF RED HOOK TO BE KNOWN AS ‘SHORT-TERM RENTALS,’ AND TO AMEND CHAPTER 143 OF THE CODE OF THE TOWN OF RED HOOK, ENTITLED ‘ZONING,’ REGARDING SHORT-TERM RENTALS AND HOME OCCUPATIONS**” in the form on file with the Town Clerk; and

WHEREAS, pursuant to Town Code Section 68-12, the Town Board must refer a proposal for a direct action by the Town to the Town Planning Board for its recommendation on the proposal’s consistency with the Local Waterfront Revitalization Program; and

WHEREAS, the Town Board has reviewed an Environmental Assessment Form (EAF) and Coastal Assessment Form (CAF), in the forms on file with the Town Clerk, has determined to

act as lead agency, has determined that the proposed action is a Type I action, and there are no other involved agencies;

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook as follows:

1. The Town Board of the Town of Red Hook shall hold a continued public hearing on December 14, 2021, at 7:35 p.m. at the Town Hall, 7340 South Broadway, Red Hook, New York, to hear all interested parties on said amended Local Law G-1(Proposed) of 2021 and at which time and place the Town Board may determine whether to adopt the amended proposed local law.
2. The Town Clerk is hereby authorized and directed to publish notice of said public hearing in the Poughkeepsie Journal, the official newspaper of said Town, on or before December 4, 2021, which is not less than ten calendar days prior to the date of said public hearing.
3. The Town Clerk is hereby authorized and directed to refer a copy of Local Law G-1 (Proposed) of 2021, to the Planning Board, together with a copy of the EAF and CAF, for a report and recommendation thereon pursuant to Section 143-141 of the Zoning Law and, pursuant to Section 68-12(c) of the Town Code, for its recommendations regarding consistency with the Local Waterfront Revitalization Plan; and
4. The Town Clerk is hereby authorized and directed to refer a copy of Local Law G-1 (Proposed) of 2021, to the Dutchess County Department of Planning and Development for a report and recommendation thereon pursuant to Section 239-m of the General Municipal Law.
5. The Town Clerk is hereby authorized and directed to send notice of said continued public hearing to the clerks of adjacent municipalities.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session on November 30, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. A live transmission was available to the public as described in the notice of meeting attached hereto. The meeting was recorded and a full transcript is required to be prepared to the extent required by such law.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were: (Note: Where members are marked Present, specify whether In Person at the Town Hall, 7340 South Broadway, Red Hook, NY, via Videoconference, or via Teleconference.)

	Present	Absent
Supervisor Robert McKeon	Via Zoom	
Councilmember William Hamel	Via Zoom	
Councilmember Christine Kane	Via Zoom	
Councilmember William O’Neill	Via Zoom	
Councilmember Jacob Testa	Via Zoom	

The following persons were ALSO PRESENT:

Christine M. Chale, Esq., Attorney for the Town, Via Zoom.

The following resolution was offered by Supervisor McKeon, seconded by Councilmember Kane, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 84
DATED NOVEMBER 30, 2021**

**RESOLUTION AMENDING LOCAL LAW G (PROPOSED), AND
ESTABLISHING A DATE FOR A CONTINUED PUBLIC HEARING
REGARDING THE ADOPTION OF LOCAL LAW G-1 (PROPOSED) OF
2021, A LOCAL LAW REGARDING SHORT-TERM RENTALS**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Christine Kane	VOTING Aye
Councilmember William O'Neill	VOTING Abstain
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Authorizing Submission of Application for the Fiscal Year 2022 Dutchess County Community Development Block Grant

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 85
DATED: NOVEMBER 30, 2021**

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR THE FISCAL
YEAR 2022 DUTCHESS COUNTY COMMUNITY
DEVELOPMENT BLOCK GRANT**

WHEREAS, this resolution amends and restates Resolution No. 77 adopted November 9, 2021 regarding the submission of application for the Fiscal Year 2022 Dutchess County Community Development Block Grant as follows:

WHEREAS, the Town of Red Hook is participating in the Dutchess County Community Development Consortium for Fiscal Year 2022; and

WHEREAS, input from citizens and groups has been received and considered; and

WHEREAS, an application has been prepared which addresses our community concerns;

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Red Hook as follows:

1. The Dutchess County Community Development Consortium Fiscal Year 2022 grant application in the amount of \$100,000 for ADA improvements to the interior and exterior of St. Margaret's, including the certifications included therein, is hereby approved.
2. The submission of said application to the Dutchess County Department of Planning and Development is hereby authorized.
3. This resolution shall take effect immediately.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session on November 30, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. A live transmission was available

to the public as described in the notice of meeting attached hereto. The meeting was recorded and a full transcript is required to be prepared to the extent required by such law.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were: (Note: Where members are marked Present, specify whether In Person at the Town Hall, 7340 South Broadway, Red Hook, NY, via Videoconference, or via Teleconference.)

	Present	Absent
Supervisor Robert McKeon	Via Zoom	
Councilmember William Hamel	Via Zoom	
Councilmember Christine Kane	Via Zoom	
Councilmember William O’Neill	Via Zoom	
Councilmember Jacob Testa	Via Zoom	

The following persons were ALSO PRESENT:

Christine M. Chale, Esq., Attorney for the Town, Via Zoom.

The following resolution was offered by Supervisor McKeon, seconded by Councilmember Kane, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 85
DATED: NOVEMBER 30, 2021**

**RESOLUTION AUTHORIZING SUBMISSION OF
APPLICATION FOR THE FISCAL YEAR 2022 DUTCHESS
COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Christine Kane	VOTING Aye
Councilmember William O’Neill	VOTING Aye
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Councilmember Testa made a motion seconded by Councilmember Kane to move to executive session for the purposed of negotiations for the collective bargaining agreement.

Adopted Ayes 5 McKeon, O’Neil, Kane, Hamel, Testa
 Nays 0

On a motion by Supervisor McKeon seconded by Councilmember Kane to exit executive session at 11:46 pm

Adopted Ayes 5 McKeon, O’Neil, Kane, Hamel, Testa
 Nays 0

On a motion by Supervisor McKeon seconded by Councilmember Testa to close the meeting.

Adopted Ayes 5 McKeon, O’Neil, Kane, Hamel, Testa
 Nays 0

Respectfully Submitted,

Deanna Cochran, Town Clerk